

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 COOPWORTH WAY ROCKBANK VIC 3335

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Rockbank

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

28 HAMPSHIRE AVENUE ROCKBANK VIC 3335	\$745,000	25-Aug-23
13 FUCHSIA DRIVE ROCKBANK VIC 3335	\$715,000	03-Jul-23
53 LORIKEET CIRCUIT ROCKBANK VIC 3335	\$780,000	10-Aug-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 September 2023

**28 HAMPSHIRE AVENUE  
ROCKBANK VIC 3335**4  2  2 

Sold Price

RS

**\$745,000**

Sold Date

**25-Aug-23**

Distance

**0.15km****13 FUCHSIA DRIVE ROCKBANK VIC  
3335**4  2  2 

Sold Price

**\$715,000**

Sold Date

**03-Jul-23**

Distance

**0.25km****53 LORIKEET CIRCUIT ROCKBANK  
VIC 3335**4  2  2 

Sold Price

**\$780,000**

Sold Date

**10-Aug-23**

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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